

**MINUTES OF THE
CITY OF GREENSBORO
MINIMUM HOUSING STANDARDS COMMISSION
REGULAR MEETING
JANUARY 9, 2020**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission (MHSC) was held on Thursday, January 9, 2020 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:30 p.m. The following members were present: Carolyn Biggerstaff; Suzanne Nazim; Heidi Fleshman; Quentin Brown; Theresa Lamothe; Janne Cannon; and Andrew Young. Staff present included: Don Sheffield, Chief Building Inspector; Mark Wayman; and Troy Powell, Code Compliance Division Manager. Inspectors Logan Rustan; Roddy Covington; Carla Harrison; Kenneth Taylor and Jarod LaRue. Also present was Jasmine Pressa, Attorney for the Commission.

Vice Chair Nazim welcomed everyone to the meeting and explained the rules and procedures of the Minimum Housing Standards Commission.

1. SWEARING-IN OF CITY STAFF TO TESTIFY:

City staff was sworn as to their testimony in the following matters.

2. SWEARING-IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:

Property owners and citizens were sworn as to their testimony in the following matters.

3. APPROVAL OF MINUTES FROM DECEMBER 12, 2019 MEETING:

Ms. Fleshman moved to approve the December 12, 2019 meeting minutes, seconded by Ms. Lamothe. The Commission voted 6-0 in favor of the motion (Ayes: Isakoff, Nazim, Biggerstaff, Lamothe, Cannon and Fleshman. Nays: None).

4. REQUEST OF STAFF FOR ANY CHANGES TO THE AGENDA:

Staff requested that the cases be heard in this order 18, 21, 5, 6, 8, 9, 11, 15, 16, 17, 19, 22, 26, 28, 32, 12, 13, 14, 20, 23, 24, 25, 27, 29, 30, and 31. Items number 7 and 10 were removed from the agenda.

Mr. Brown arrived for the remainder of the meeting.

Troy Powell stated that the cases that had an interpreter in them would be heard first. The next cases that they will hear will be the ones that have speakers present here for that case. The last set of cases to be heard are the ones that do not have any speakers present. Troy Powell stated that the Commission has expressed that they do not want to do two meetings a month. Troy Powell stated that the continuances needed to be continued to the first meeting of the month.

Ms. Fleshman made a motion to accept the changes to the agenda as the memo indicated regarding the meeting schedule changes, seconded by Ms. Lamothe. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Lamothe, and Brown Nays: None).

7. 2703 E Bessemer Ave. (Parcel #0020613) Hundred-Fold LLC, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. Continued from 9/12/19, 10/10/19 – **REMOVED FROM AGENDA FOR SERVICE ISSUES.**

10. 633 Scott Ave. (Parcel #0016794) JEM Marketing LLC, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from 1/10/19, 4/11/19, 7/11/19, 9/12/19 – **REMOVED FROM AGENDA FOR COMPLIANCE.**

18. 205 Shoffner Court (parcel #0093281) Gerardo Plata Patricio, Owner. In the Matter of Order to Repair, Alter or Improve Structures. **Requesting an Order to Demolish.** Inspector Carla Harrison (**CONTINUED TO March 12, 2020**).

Jarod LaRue stated that the initial inspection was on January 11, 2019 and the hearing was on February 5, 2019. The Order was issued on February 7, 2019 and expired on March 5, 2019. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on January 2, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: Electrical panel loose or damaged; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; unsafe electrical wiring; missing smoke detectors; carbon monoxide detector required; heat not on at time of inspection; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, and the owner maintain all plumbing facilities; plumbing facilities must be maintained in a safe, sanitary, and functional condition; water not on at time of inspection; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; structural member unable to support imposed load; rotten flooring must be repaired; roof not properly anchored; structural members of the roof not able to support nominal load; structural members of roof rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bathrooms are required to have a door with an interior locking mechanism for privacy; bedrooms must have a door and interior lock; windows are required to have an approved sash locking device; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair, and be weathertight; bathroom requires ventilation system when window isn't provided; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; chimneys shall be maintained structurally and in good repair; foundation walls shall be maintained plumb and free of cracks, holes, or structural defects; foundation wall ventilation not maintained or missing; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Gerardo Plata Patricio 3607 S. Elm-Eugene St. through his interpreter, Anthony Vasquez, stated that he doesn't have the funds to complete the work. Ms. Fleshman asked Mr. Patricio if he had tried to get any funding through the different programs that the city offers? Mr. Patricio stated that he has not. Ms. Fleshman stated that she would like to get Mr. Patricio the information and give him some time to look into those options.

Mr. Brown made a motion to continue this case until March 12, 2020, seconded by Ms. Fleshman. The Board voted 7-0 in favor of the motion. (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Lamothe and Brown Nays: None)

21. 310 Spicewood Dr. (Parcel #0044822) Marco Antonio Garcia Vega & Maribel Ramirez Barcenas, Owners, In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. **(CONTINUED TO JUNE 11, 2020).**

Jarod LaRue stated that the initial inspection was on June 12, 2019 and the hearing was on July 9, 2019. The Order was issued on July 9, 2019 and expired on October 13, 2019. The property did have to be secured. There are no children or school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector LaRue if the video that was shown depicted the actual properties? Inspector LaRue stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector LaRue stated that it was inspected on January 2, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector LaRue stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector LaRue stated that there was. Inspector LaRue was then asked to read the violations into the record. The violations are as follows: Unsafe electrical wiring; missing smoke detectors; carbon monoxide detector required; clothes dryer exhaust systems are required to be independent of other systems and shall be exhausted to the exterior; duct system must be capable of performing required function; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heating facilities shall be properly installed and maintained; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; kitchens shall contain enough space to store, prepare, serve, and disposal of foods in a sanitary matter; all exterior property and premises and the interior of every structure shall be kept free from accumulation of rubbish or garbage; unclean and unsanitary floors, ceilings and/or walls; structural member unable to support imposed load; loose floor covering must be repaired or replaced; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; board, secure or repair building immediately; exterior walls shall be free of holes, breaks, and loose or rotting material; steps rotten or in disrepair.

Mr. Young arrived for the remainder of the meeting.

Maribel Barcenas stated that they are in the process of trying to find an electrician. Ms. Nazim asked if there was a contract on record that was doing the work and pulled the permits? Ms. Barcenas stated that there was. Ms. Nazim asked when the work would be done on the house? Ms. Barcenas stated that it would take about four to five months to be completed. Ms. Fleshman asked for confirmation on the permits? Don Sheffield stated that they have two building permits and they have an electrical permit.

Mr. Brown made a motion to continue this case until the June 11, 2020 meeting, seconded by Chair Isakoff. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

5 & 6. 322 & 324 S. Tate Street (Parcel# 0006313 and # 0006314) Doris J. Yeattes Family Trust, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. Continued from 1/10/19, 3/14/19, 5/9/19, 7/11/19, 10/10/19 **(CONTINUED TO MARCH 12, 2020).**

Ms. Nazim made a motion to combine item number 5 and 6, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

Jarod LaRue stated that the initial inspection for 322 S. Tate Street was on May 15, 2018 and the hearing was on June 12, 2018. The Order was issued on June 12, 2018 and expired on July 12, 2018. The property did not have to be secured. There are children and a school in the area. There is no history of police complaints. Staff is requesting an Order to Repair.

Jarod LaRue stated that the initial inspection for 324 S. Tate Street was on May 15, 2018 and the hearing was on June 12, 2018. The Order was issued on June 12, 2018 and expired July 12, 2018. The property did not have to be secured. There are children and a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Doris Yeattes, 2314 Walker Avenue, owner and Darryl Cooper contractor stated that they have not done much since the last time they were here, because Mr. Cooper had an injury. Mr. Cooper stated that he has had guys over there since Monday of this week working. Mr. Cooper stated that the backside of 324 should be finished up tomorrow. Mr. Cooper stated that all his help is back and working so they should be able to finish it up soon. Ms. Fleshman asked Mr. Cooper how much longer it would take to finish? Mr. Cooper stated that he would be finish within 30 to 45 days.

Ms. Lamothe made a motion to continue this case until the March 12, 2020 meeting, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

8. 1310 Valleyview Street (Parcel# 0021664) William & Marion Graves, Owners. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. Continued from 7/11/19, 8/8/19, 10/10/19. **(CONTINUED TO APRIL 9, 2020).**

Jarod LaRue stated that the initial inspection was on February 1, 2019 and the hearing was on February 27, 2019. The Order was issued on February 27, 2019 and expired on May 6, 2019. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is Requesting an Order to Repair.

William Graves 208 Norwood Court Mebane NC stated that they should be close to finishing it up within the next few weeks. Ms. Nazim asked to hear from the inspector? Inspector LaRue stated that it is his understanding that this will be finish within the next 60 days. Inspector LaRue stated that the property looks great and they have gone above and beyond.

Mr. Brown made a motion to continue this case until April 9, 2020, seconded by Ms. Fleshman. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

9. 815 Pearson Street (Parcel #0002799) George Marpel & Kelly Sigle, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. Continue from 6/10/14, 8/12/14, 1/13/15, 3/10/15, 5/13/15, 7/14/15, 8/13/15, 9/10/15, 12/10/15, 2/11/16, 5/12/16, 11/10/16, 1/12/17, 4/3/17, 7/13/17, 10/12/17, 12/14/17, 3/8/18, 6/14/18, 10/11/18, 3/14/19, 9/12/19 **(CONTINUED TO AUGUST 13, 2020)**

Jarod LaRue stated that the initial inspection was done on December 7, 2012 and the hearing was on January 7, 2013. The Order was issued on January 7, 2013 and expired on February 7, 2013. The property did not have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

George Marple stated that the lead removal is almost done. They started the plaster repair upstairs and it is now finished. Mr. Marple stated that this project is much more complicated, because of the tax credits.

Mike Cowhig, City Planning Department stated that part of his job is to identify and encourage the preservation of historic properties. Mr. Cowhig stated that they went out to look at the house and did a little research. Mr. Cowhig stated that this is one of the oldest houses in the City. Mr. Cowhig stated that they did everything they could to try to find someone to save the house. Mr. Cowhig stated that they want to save this house but do it in a way that respects the minimum housing standards of Greensboro.

Benjamin Briggs, Preservation Greensboro, stated that they were called in with Mike on this property to try to help to save this house. Mr. Briggs stated that actual work is being done, but it is just taking a little bit of time. Ms. Fleshman asked what could be accomplished in six months' time? Mr. Marple stated that the interior finishes should be done. Ms. Fleshman stated that safety is their primary concern. Mr. Marple stated that the bathroom and kitchen should be done. Mr. Brown asked Mr. Marple if he had a foreseeable date in the future for how long something of this level would take? Mr. Marple stated that they plan on finishing this part within the next two to three months. Mr. Brown asked what the intentions was with this house? Mr. Marple stated that they were going to put it back as a single-family home.

Mr. Brown made a motion to continue this case until the August 13, 2020, seconded by Ms. Fleshman. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None)

11. 119 West Green Court (Parcel #0025153) Howard & Joyce Jones, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan. Continued from 9/12/19, 10/10/19 (**CONTINUED TO APRIL 9, 2020 MEETING**)

Jarod LaRue stated that the initial inspection was on May 30, 2018 and the hearing was on June 26, 2018. The Order was issued on June 26, 2018 and expired on July 26, 2018. The property did not have to be secured. There are children in the area. There is not a school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Howard Jones stated that he was having some trouble getting the subcontractors to get in gear. Mr. Jones stated that since they were hear last month, they have pulled the electrical permit. Ms. Nazim asked if the contractors gave Mr. Jones any estimate for how long it will take to finish? Mr. Jones stated that they did not, but he is hoping to have it completed in two months. Ms. Fleshman asked if the comments have been pulled and if the inspector was happy with everything? Don Sheffield stated that the permits were pulled and Inspector Rustan stated that he was happy.

Ms. Fleshman made a motion to continue this case to the April 9, 2020 meeting, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

15. 1911 Woodside Drive (Parcel #0033565) Saramir Inc, Owner. In the Matter of Order to Repair, Alter or Improve Structure. **Requesting an Order to Repair.** Inspector Roddy Covington. (**UPHELD**)

Jarod LaRue stated that the initial inspection was on April 15, 2019 and the hearing was on May 21, 2019. The Order was issued on May 21, 2019 and expired on June 20, 2019. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector Covington if the video that was shown depicted the actual properties? Inspector Covington stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Covington stated that it was inspected on January 2, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Covington stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Covington stated that there was. Inspector Covington was then asked to read the violations into the record. The violations are as follows: Plumbing pipes or fixtures broken, burst, frozen, or inoperable; cooking or heating equipment unsafe or dangerous; all appliances shall be capable of performing the intended function; electrical equipment needs to be properly installed and maintained; open ground outlets; missing smoke detectors; clothes dryer exhaust systems are required to be independent of other systems and shall be exhausted to the exterior; duct system must be capable of performing the required function; heat not on at time of inspection; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, and the owner maintain all plumbing facilities and fixtures; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures leak; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; plumbing fixture/toilet loose/not properly secured; kitchens shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; all peeling, chipping, flaking or abraded paint shall be repaired, removed or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; unsafe condition on the interior of the structure; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bedrooms must have a door and interior lock; all windows shall be easily operable and capable of being held in position by window hardware; electrical outlet weather cover missing; exterior walls shall be free of holes, breaks and loose or rotting materials; all stairs, landings, balconies, porches, decks, ramps or other walking surfaces more than 30" about floor or grade level shall have guardrails; Handrails loose, damaged, or improperly maintained; all premises shall be graded to prevent erosion and accumulation of stagnant water;

Nadar Hamidpour stated that everything was done and there was nothing left to be done. Mr. Hamidpour stated that he changed the door locks like he was asked to do. Mr. Hamidpour stated that if there was more stuff to be done, he would be happy to do it. Mr. Brown asked if Inspector Covington if the violation list was accurate? Inspector Covington stated that the violations list was current as of January 2, 2020. Mr. Brown made a motion to uphold the inspector, seconded by Chair Isakoff. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

Vice Chair Nazim stated that the property involved in this matter is located at **1911 Woodside Drive** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is less than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is

Ordered, Resolved and Decreed by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020.**

16. 1302 Randolph Ave. (Parcel #0005311) Saramir Inc, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Kenneth Taylor. **(CONTINUED TO FEBRUARY 13, 2020)**

Jarod LaRue stated that the initial inspection was on April 8, 2019 and the hearing was on May 7, 2019. The Order was issued on May 7, 2019 and expired on June 10, 2019. The property did not have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector Taylor if the video that was shown depicted the actual properties? Inspector Taylor stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Taylor stated that it was inspected on December 30, 2019. Counsel Pressa then asked if this was a duplex or apartment? Inspector Taylor stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Taylor stated that there was. Inspector Taylor was then asked to read the violations into the record. The violations are as follows: Power not on at time of inspection; missing smoke detectors; inoperable smoke detectors; carbon monoxide detector required; heat not on at time of inspection; heating system not maintaining 68 degrees in habitable room; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures stopped up or clogged; plumbing fixture leaks; water not on at time of inspection; water heating facilities shall be properly installed and maintained; plumbing fixture/toilet loose/not properly secured; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; screens required on doors, screens required on windows; screens on doors should be self-closing and latching; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof drains, gutters and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof water shall not be discharged in a manner that creates a public nuisance; and roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Nadar Hamidpour stated that they have been working on it and they have not stopped. Mr. Hamidpour stated that the City needed some kind of Grant to remove the lead paint from the house. Mr. Hamidpour stated that they are doing everything they can but have not gotten the City's Grant yet. Mr. James Wolfe came in and inspected the lead paint. Mr. Hamidpour stated that this was an old house. Mr. Brown asked if there was any indication of where Mr. Hamidpour is in the program? James Wolfe with Neighborhood Development was the Lead Safe Advisor. Mr. Wolfe stated that he did an inspection last August. Mr. Wolfe stated that they would be replacing six windows, the door, exterior clean and paint and replacing the roof. Mr. Brown asked if they had a time frame for this to be completed? Mr. Wolfe stated that when Mr. Hamidpour corrects the violations that he can correct, then Mr. Wolfe will bid the job out. Mr. Wolfe stated that the process takes about two months. Ms. Fleshman advised Mr. Hamidpour that he should understand that if he would do what he needed to do then the City would come in and do what they need to do. Ms. Fleshman asked to hear from Inspector Taylor? Inspector Taylor stated that he inherited this case in December and the contractor was there working laying tile and floor. Inspector Taylor stated that a lot of the violations could easily be done.

Ms. Fleshman made a motion to continue this to the February 13, 2020 meeting, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

17. 822 Avalon Rd (826 Avalon) (Parcel #0021485) Equity Trust Company Custodian FBO Donovan Watts Quesenberry III, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Kenneth Taylor. **(CONTINUED TO JUNE 11, 2020)**

Jarod LaRue stated that the initial inspection was on May 20, 2019 and the hearing was on July 2, 2019. The Order was issued on July 2, 2019 and expired on August 1, 2019. The property did have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Taylor if the video that was shown depicted the actual properties? Inspector Taylor stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Taylor stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Taylor stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Taylor stated that there was. Inspector Taylor was then asked to read the violations into the record. The violations are as follows: The owner of the structure shall provide and maintain light, ventilation, and space conditions in compliance with these requirements; every dwelling unit shall contain its own bathtub or shower, lavatory, water closet, and kitchen sink that shall be maintained in a sanitary, safe working condition; heating facilities shall be provided in structures as required by this section; dwellings shall be provided with heating facilities capable of maintaining 68 degrees in all habitable rooms, bathrooms, and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; unsafe electrical wiring; missing smoke detectors; carbon monoxide detector required; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; structural member of wall unable to support imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; all cracked or loose plaster, decayed wood, or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; roof not properly anchored; structural members of the roof not able to support nominal load; structural members of the roof rotten or deteriorated; Ceiling contains holes, loose material, and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation wall ventilation no maintained or missing; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; ceiling contains holes, rotten or in disrepair; interior walls/vertical studs which seriously list, lean or buckle to an extent as to render the building unsafe.

Donovan Quesenberry stated that they have focused on clearing up the properties. Mr. Quesenberry stated that it is their intention to repair this property. Ms. Fleshman asked Mr. Quesenberry if he received any tornado help from the City? Mr. Quesenberry stated that he wanted to fix this himself. Ms. Fleshman stated that she appreciated Mr. Quesenberry wanting to fix it, because they don't want to see it torn down. Mr. Brown asked Mr. Quesenberry if he already had a contractor and had the permits pulled? Mr. Quesenberry stated that they pulled the permit for repair, electric and plumbing have not been pulled yet. Ms. Nazim asked Don Sheffield if the permits have been pulled? Don Sheffield stated that there was an electrical permit that has a partial final on it.

Mr. Brown made a motion to continue this until the June 11, 2020 meeting, seconded by Ms. Fleshman, The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

19. 916 Silver Ave. (Parcel #0006054) Howard Devan Williams, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Carla Harrison (**CONTINUED TO FEBRUARY 13, 2020**)

Jarod LaRue stated that the initial inspection was on February 1, 2018 and the hearing was on January 29, 2019. The Order was issued on February 1, 2019 and expired on March 1, 2019. The property did not have to be secured. There are children and a school in the area. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: Missing smoke detectors; windows not readily accessible in case of emergency; carbon monoxide detector required; heat not on at time of inspection; water heating facilities shall have an approved relief valve with a discharge pipe properly installed; plumbing fixture/toilet loose/not properly secured; all exterior property and premises and the interior of every structure shall be kept free from accumulation of rubbish or garbage; unclean and unsanitary floors, ceilings, and/or walls; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; structural members of the roof not able to support nominal load; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; bathrooms are required to have a door with an interior locking mechanism for privacy; bedrooms must have a door and interior lock; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; all exterior stairs with more than four risers shall have a handrail on one side of the stairs; buildings are required to have approved address numbers in a position plainly visible from the road; and ceiling contains holes, rotten and/or in disrepair.

Howard Williams and Erin Nelson stated that he signed up for some kind of program and he wants to save the house. Mr. Williams asked if he could have six months because he is running out of money. Ms. Nazim asked what Mr. Williams intentions was after the house was fixed? Mr. Williams stated that he would like to live there or sale it. Ms. Nazim asked to hear from the inspector? Inspector Harrison stated that no work has been done. Mr. Williams thought the City was going to do that work. Mr. Brown asked Mr. Williams if he was still in the program? Mr. Williams stated that he did not know, all he knows is that they kept saying the house was in his mother's name. Mr. Williams stated that the house was not in his mother's name. Inspector Harrison stated that was correct. Inspector Harrison

stated that it is not in the program now, because the title was not in his name. Mr. Brown stated that it must have been a title issue. Mr. Williams stated that his mother was on the title as the one selling the property and he was the receiver of that. Ms. Fleshman asked Mr. Williams if he lived in the house? Mr. Williams stated that he does not live there. Ms. Fleshman stated that it looked like the title was in his, Mr. Williams name. Ms. Fleshman stated that they needed to get the title issue resolved and get Mr. Williams in the rehab program.

Ms. Fleshman made a motion to continue this until the February 13, 2020 meeting, seconded by Ms. Lamothe. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

22. 705 Morehead Ave. (Parcel #0003710) Louis Towne III, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. Requesting an Order to Repair. Inspector Jarod LaRue. (CONTINUED TO FEBRUARY 13, 2020)

Jarod LaRue stated that the initial inspection was on December 27, 2018 and the hearing was on January 22, 2019. The Order was issued on February 4, 2019 and expired on March 6, 2019. The property did not have to be secured. There are children and a school in the area. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector LaRue if the video that was shown depicted the actual properties? Inspector LaRue stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector LaRue stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector LaRue stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector LaRue stated that there was. Inspector LaRue was then asked to read the violations into the record. The violations are as follows: Cooking or heating equipment unsafe or dangerous; keep dwelling unit in a clean and sanitary condition; exposed wiring at light fixture; missing smoke detectors; carbon monoxide detector required; duct system must be capable of performing required function; heat not on at time of inspection; heating system not maintaining 68 degrees in habitable rooms; unclean and unsanitary floors, ceilings, and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; loose floor covering must be repaired or replaced; structural member of the roof not able to support nominal load; ceiling contains holes, loose material, and/or in disrepair; unsafe condition on the interior of the structure; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair and be weathertight; bathroom requires ventilation system when window is not provided; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; chimneys shall be maintained structurally and in good repair; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; steps rotten or in disrepair; ceiling contains holes, rotten, and/or in disrepair.

Lou Hicks stated that she has went ahead and payed for the duct work to be put in. Ms. Hicks stated that she wants to stay there and has done some work herself. Mr. Brown asked if Ms. Hicks was the owner of the property? Ms. Hicks stated that she was not. Mr. Brown stated that it was very rare that a tenant come and speak on behalf of the property.

Mr. Brown made a motion to continue until February 13, 2020. Ms. Nazim asked Ms. Hicks if she had plans on purchasing this property? Ms. Hicks stated that she would like to at one point in time. Ms. Fleshman asked to hear from the inspector? Inspector LaRue stated that he met with Ms. Hicks at the property to discuss what needed to be done to the property. Inspector LaRue stated that Ms. Hicks is doing her best to do what she can do at the property. The repairs are moving slowly. Ms. Fleshman stated that the repairs have been slow, the tenant has been paying for part of the repairs, and the owner was not there, and Ms. Fleshman does not want to support the motion. Mr. Brown withdrew his motion. Don Sheffield stated that there was a building permit pulled in Ms. Hicks name.

Ms. Fleshman made a motion to uphold the inspector, seconded by Mr. Brown. The Board voted 5-2 against the motion (Ayes: Fleshman and Brown. Nays: Cannon, Biggerstaff, Nazim, Isakoff, Young, and Lamothe).

Chair Isakoff stated that he was opposed to upholding the inspector. Ms. Nazim made a motion to continue this to the February 13, 2020 meeting, seconded by Ms. Biggerstaff. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

24. 4003 Oak Grove Ave (Parcel #0021861) My Dream Properties LLC, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan. **(CONTINUED TO JULY 9, 2020)**

Jarod LaRue stated that the initial inspection was on April 11, 2019 and the hearing was on May 7, 2019. The Order was issued on May 7, 2019 and expired on June 6, 2019. The property did not have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Rustan if the video that was shown depicted the actual properties? Inspector Rustan stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Rustan stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Rustan stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Rustan stated that there was. Inspector Rustan was then asked to read the violations into the record. The violations are as follows: All exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; exterior walls not weatherproof; chimneys shall be maintained structurally and in good repair; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; foundation wall ventilation not maintained or missing; unsafe conditions on exterior of building; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Everardo Alvarez and Anthony Vasquez translator stated that he bought this house six months ago. Inspector Rustan showed pictures of the house prior to Mr. Alvarez buying the house in August. Mr. Alvarez stated that he bought it six months ago and he is working on the house himself after he gets off work. Ms. Nazim asked Mr. Alvarez who was going to come do the work? Mr. Alvarez stated the electrician, plumber, and HVAC. Don Sheffield stated that Mr. Alvarez does have a building permit. Ms. Fleshman asked when the tree fell on the house? Inspector LaRue stated that it was damaged during the tornado. Ms. Fleshman asked Mr. Alvarez if he was aware of the funds that were available to

him for tornado repair? Mr. Alvarez stated that he did not. Ms. Fleshman stated that they would get that information to Mr. Alvarez. Ms. Fleshman asked Inspector Rustan if the house was secured? Inspector Rustan stated that it was.

Mr. Brown made a motion to continue to July 9, 2020, seconded by Ms. Fleshman. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

26. 311 Shoffner Ct. (Parcel #0093291) Betty Allred, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Carla Harrison. **(CONTINUED TO JULY 9, 2020).**

Jarod LaRue stated that the initial inspection was January 8, 2019 and the hearing was on February 5, 2019. The Order was issued on February 6, 2019 and expired on March 6, 2019. The property did not have to be secured. There are children and a school in the area. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on December 30, 2019. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at light fixture; open ground outlets; missing smoke detectors; inoperable smoke detectors; carbon monoxide detector required; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; bathrooms are required to have a door with an interior locking mechanism for privacy; windows are required to have an approved sash locking device; screens required on doors, screens required on windows; screens on doors should be self closing and latching; all windows shall be easily operable and capable of being held in position by window hardware; all windows and window frames shall be kept in sound condition, good repair, and be weathertight; electrical equipment needs to be maintained; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; unsafe condition on exterior of building; and ceiling contains holes, rotten and/or in disrepair.

Malcolm Glen 1800 Yarboro Drive stated that he just purchased the property in May. Ms. Nazim stated that she was showing that Betty was the owner. Mr. Glen stated that Betty was his mom. Ms. Nazim asked what the progress was? Mr. Glen stated that he has new ceilings and the floor. Ms. Fleshman asked to hear from the inspector? Inspector Harrison stated that work was being done, it was just moving slowly. Ms. Fleshman asked Mr. Glen what his timeframe was to have this done? Mr. Glen stated that he would like until summer.

Ms. Fleshman made a motion to continue this until the July 9, 2020 meeting, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

27. 311-B Shoffner Ct. (Parcel #0093291) Betty Allred, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Carla Harrison.
(CONTINUED TO JULY 9, 2020).

Jarod LaRue stated that the initial inspection was on January 8, 2019 and the hearing was on February 5, 2019. The Order was issued on February 6, 2019 and expired on March 6, 2019. The property did not have to be secured. There are children and a school in the area. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on December 30, 2019. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; cracked or missing switch plate cover; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detectors; heat not on at time of inspection; each dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, and the owner maintain all plumbing facilities and fixtures; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heating facilities shall be properly installed and maintained; kitchens shall contain enough space to store, prepare, serve and disposal of foods in a sanitary manner; unclean and unsanitary floors, ceilings, and/or walls; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; rotten roof sheathing; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; and all accessory structures, including detached garages, fences, and walls shall be maintained structurally sound and in good repair.

Malcolm Glen 1800 Yarboro Rd. stated that this property needed to have the inside fixed and that is it. Ms. Nazim asked Mr. Glen how much time he needed? Mr. Glen stated that he would like to have to the summer for this property as well. Ms. Fleshman asked if all the permits were fine? Don Sheffield stated that there were no permits.

Ms. Fleshman made a motion to continue this case until the July 9, 2020 meeting, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

28. 3601 Nelson Meadow Ln. (Parcel #0089853) Lester & Patricia Johnson, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Mark Wayman. **(CONTINUED TO MAY 14, 2020).**

Jarod LaRue stated that the initial inspection was on October 18, 2018 and the hearing was on December 7, 2018. The Order was issued on December 7, 2018 and expired on January 7, 2019. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector Wayman if the video that was shown depicted the actual properties? Inspector Wayman stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Wayman stated that it was inspected on January 2, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Wayman stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Wayman stated that there was. Inspector Wayman was then asked to read the violations into the record. The violations are as follows: Dwelling needs 3 wire, 120/240 Volt 60 Amp service; cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; doors difficult to operate; missing smoke detectors; carbon monoxide detector required; duct system must be capable of performing required functions; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heating facilities shall be properly installed and maintained; unclean and unsanitary floors, ceilings, and/or walls; loose floor covering must be repaired or replaced; bathroom requires ventilation system when window isn't provided; and buildings are required to have approved address numbers in a position plainly visible from the road.

Lester Johnson stated that this property was about 80 percent complete. Ms. Fleshman stated that Mr. Johnson has done some great work and the property looks good. Mr. Johnson stated that they would have been done but they were help up with the insurance company. The insurance company wanted to do an investigation and that took place March 2019. Mr. Johnson stated that once they got that squared away it just moved right along. Ms. Nazim asked Mr. Johnson if he had a contractor doing the work and if they had given him a timeline to be completed? Mr. Johnson stated that he did have a contractor and they told him they could be done around early April.

Ms. Fleshman made a motion to continue this case until the May 14, 2020 meeting. Ms. Fleshman asked Mark Wayman if he was happy with the property. Mark Wayman stated that he was. The motion was seconded by Ms. Lamothe. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

32. 1546 McConnell Rd. (Parcel #0010630) Elizabeth Rogers aka Elizabeth Lindsey & John Lindsay. In the Matter of Order to Repair, Alter, or Improved Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. **REPAIRED BY OWNER**

Ms. Fleshman asked Inspector Covington if everything had been signed off on. Inspector Covington stated that was correct.

Mr. Brown made a motion to rescind prior Commission Resolution, seconded by Ms. Fleshman. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

30. 2115 Langley St (Parcel #0026035) Savoeun Sun & Treav Korng, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Carla Harrison. **(CONTINUED TO FEBRUARY 13, 2020).**

Jarod LaRue stated that the initial inspection was on March 31, 2016 and the hearing was on June 3, 2016. The Order was issued on November 1, 2016 and expired on December 1, 2016. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on December 31, 2019. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; electrical equipment needs to be properly installed and maintained; doors difficult to operate; all interior stairs with more than four risers shall have a handrail on one side of the stair; missing smoke detectors; carbon monoxide detector required; duct system must be capable of performing required function; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; plumbing fixture/toilet loose/not properly secured; equipment provided by owner must be in working condition; unclean and unsanitary floors, ceilings, and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten flooring must be repaired; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to be readily openable from the interior, without the use of keys or special effort; replace missing or damaged glass; electrical outlet weather cover missing; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; all handrails and guardrails shall be firmly fastened and shall be able to resist a load of 200 pounds applied in any direction and shall be maintained in good condition; and all accessory structures, including detached garages, fences, and walls shall be maintained structurally sound and in good repair.

Kristin Ashley stated that the property was foreclosed on January 7, 2020. Ms. Ashley stated that the property is occupied. So, the next thing is to do an eviction. Mr. Brown asked Inspector Harrison if there was a tenant in the property? Inspector Harrison stated that it does seem like it is being occupied. Ms. Fleshman asked if they would need to do an eviction? Mark Wayman stated that was correct. Ms. Nazim asked if the tenants were aware of the violations? Ms. Ashley stated that they found out in the last couple of days and they have not gotten the full list to get to the tenants.

Ms. Nazim made a motion to continue this case until the February 13, 2020 meeting, seconded by Ms. Lamothe. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

12. 503 Law St. (Parcel #0007425) Dorena Jackson Heirs and Fred A Freeman Sr. Heirs and Wilton Freeman Heirs and John Freeman Heirs and Silas Freeman Heirs and Julius Freeman Heirs, Owners. In the Matter of Order to Repair, Alter, or Improved Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington (**UPHELD**)

Jarod LaRue stated that the initial inspection was on October 3, 2017 and the hearing was on December 12, 2017. The order was issued on December 7, 2017 and expired on January 8, 2018. The property did not have to be secured. There are children in the area, but no school nearby. There was no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Covington if the video that was shown depicted the actual properties? Inspector Covington stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was

last inspected? Inspector Covington stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Covington stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Covington stated that there was. Inspector Covington was then asked to read the violations into the record. The violations are as follows: Unclean and unsanitary floors, ceilings and/or walls; rotten roof sheathing; ceiling contains holes, loose material and/or inn disrepair; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; buildings are required to have approved address numbers in a position plainly visible from the street; and deck, porch and/or patio flooring rotten or in disrepair.

Ms. Fleshman asked Inspector Covington if he had had heard from the owner? Inspector Covington stated that he had not heard from nobody.

Ms. Fleshman made a motion to uphold the inspector, seconded by Mr. Brown. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

Vice Chair Nazim stated that the property involved in this matter is located at **503 Law Street** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

13 & 14. 1014-A and 1014-B Logan St. (Parcel #0007519 & #0007519) RPIA Properties LLC, Owner. In the Matter of Order to Repair, Alter, or Improved Structure. **Requesting an Order to Demolish.** Inspector Roddy Covington. (**UPHELD**)

Ms. Nazim asked for a motion to combine these two cases together. Ms. Fleshman made the motion, seconded by Ms. Biggerstaff. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe and Brown Nays: None).

Jarod LaRue stated that the initial inspection for both properties was on June 20, 2014 and the hearing was on May 7, 2019. The Order was issued on June 19, 2019 and expired on July 19, 2019. The property did not have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Covington if the video that was shown depicted the actual properties? Inspector Covington stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Covington stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Covington stated that it was. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector

Covington stated that there was. Inspector Covington was then asked to read the violations into the record. The violations are for 1014-A Logan Street are as follows: All appliances shall be capable of performing the intended function; cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; carbon monoxide detector required; missing smoke detectors; maintain required fire-resistance rating of fire-rated walls, fire stops, shaft enclosures, partitions and floors; all systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; peeling, chipping, or flaking paint must be repaired, removed or covered; cracked or loose plaster, decayed wood or other defective material must be corrected; rotten flooring must be repaired; loose floor covering must be repaired or replaced; structural members not able to support nominal load; doors need to be weathertight; screens required on doors; screens required on windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured; windows glazing; windows need to be weathertight; bathroom requires ventilation system when window is not provided; exterior wood surfaces needs to be maintained by painting or other protective covering; exterior walls contains holes and/or breaks; exterior walls has loose or rotted material; roof leaks; needs premises identification; all exterior property and premises shall be maintained in a clean and sanitary condition; and all exterior property shall be maintained free from weeds/plant growth in excess of 12”

The violations for 1014-B Logan Street are as follows: All appliances shall be capable of performing the intended function; cracked or missing electrical outlet cover; electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing smoke detectors; maintain required fire-resistance rating of fire-rated walls, fire stops, shaft enclosures, partitions and floors; all systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code; heat not on at time of inspection; water not on at time of inspection; unclean and unsanitary floors, ceilings, and/or walls; loose floor covering must be repaired or replaced; doors need to be weathertight; screens required on doors; screens required on windows; every window shall open and close as manufactured; exterior wood surfaces needs to be maintained by painting or other protective covering; exterior walls have loose or rotted material; needs premises identification; all exterior property and premises shall be maintained in a clean and sanitary condition; and all exterior property shall be maintained free from weeds/plant growth in excess of 12”.

Ms. Fleshman asked Inspector Covington if he had heard from anybody about this property? Inspector Covington stated that he had not.

Ms. Fleshman made a motion to uphold the inspector, seconded by Ms. Biggerstaff. The Board voted 8-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Nazim, Isakoff, Young, Lamothe, and Brown Nays: None).

Vice Chair Nazim stated that the property involved in this matter is located at **1014 A & B Logan Street** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50%

of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

Ms. Nazim had to leave for the rest of the meeting. Chair Isakoff made a motion to have Ms. Fleshman run the rest of the meeting due to him having laryngitis, seconded by Ms. Lamothe. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe and Brown Nays: None).

20. 127 Concord St. (Parcel #0026334) Heirs of Robert Graves Jr, Pamela Renee Graves, Ronald Graves, and Brian Martin, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Carla Harrison (**UPHELD**)

Jarod LaRue stated that the initial inspection was on February 1, 2018 and the hearing was on February 27, 2018. The Order was issued on December 21, 2018 and expired on January 22, 2019. The property did have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Harrison if the video that was shown depicted the actual properties? Inspector Harrison stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Harrison stated that it was inspected on December 31, 2019. Counsel Pressa then asked if this was a duplex or apartment? Inspector Harrison stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Harrison stated that there was. Inspector Harrison was then asked to read the violations into the record. The violations are as follows: All appliances shall be capable of performing the intended function; power not on at time of inspection; unsafe electrical wiring; inoperable smoke detectors; duct system must be capable of performing required function; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean and unsanitary floors, ceilings, and/or walls; structural member unable to support imposed load; rotten flooring must be repaired; structural members not able to support nominal load; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; replace missing or damaged glass; exterior walls not weatherproof; unsafe conditions on exterior of building; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; ceiling contains holes, rotten and/or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; and interior walls/vertical studs which seriously list, lean, or buckle to an extent as to render the building unsafe.

Ms. Fleshman asked Inspector Harrison if she had heard from anybody about this property? Inspector Harrison stated that she was in contact with the owners, but she was not sure why they were not here.

Mr. Brown made a motion to uphold the inspector, seconded by Mr. Young. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe and Brown Nays: None).

Ms. Fleshman stated that the property involved in this matter is located at **127 Concord Street** Greensboro, North Carolina. The property owners and all parties interested in said property have been

properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

23. 820 Roberson Comer Rd (Parcel #0091213) Jeanette L Council, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Jarod LaRue. **(UPHELD)**

Jarod LaRue stated that the initial inspection was on September 21, 2016 and the hearing was on November 14, 2016. The Order was issued on December 14, 2016 and expired on March 13, 2019. The property did have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector LaRue if the video that was shown depicted the actual properties? Inspector LaRue stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector LaRue stated that it was inspected on January 6, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector LaRue stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Taylor stated that there was. Inspector Taylor was then asked to read the violations into the record. The violations are as follows: Every exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained, structurally sound, in good repair, with proper anchorage and capable of supporting the imposed load; power not on at time of inspection; missing smoke detectors; heating system not maintaining 68 degrees in habitable rooms; water not on at time of inspection; unclean and unsanitary floors, ceilings, and/or walls; rotten flooring must be repaired; loose floor covering must be repaired or replaced; rotten roof sheathing; roof not properly anchored; structural members rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; windows are required to have an approved sash locking device; screens required on windows; all windows shall be easily operable and capable of being held in position by window hardware; replace missing or damaged glass; all window and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks, and loose or rotting materials; roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate; and buildings are required to have approved address numbers in a position that is plainly visible from the street.

Inspector LaRue read an email from Raymond Hux that stated he was trying to get Greensboro Fire Department to burn the property. Inspector LaRue stated that the property was in really rough shape. Inspector LaRue stated that the owners have applied for the Rehab program but were denied.

Mr. Brown made a motion to uphold the inspector, seconded by Mr. Young. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe, and Brown Nays: None).

Ms. Fleshman stated that the property involved in this matter is located at **820 Roberson Comer Road** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

25. 1919 White St (Parcel #0028057) John L Seibles, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan (**UPHELD**)

Jarod LaRue stated that the initial inspection was on October 8, 2018 and the hearing was on February 12, 2019. The Order was issued on February 12, 2019 and expired on March 14, 2019. The property did not have to be secured. There are no children or schools in the area. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Rustan if the video that was shown depicted the actual properties? Inspector Rustan stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Rustan stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Rustan stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Rustan stated that there was. Inspector Rustan was then asked to read the violations into the record. The violations are as follows: Electrical equipment needs to be properly installed and maintained; power not on at time of inspection; missing smoke detectors; duct system must be capable of performing required function; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; structural member unable to support imposed load; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; rotten roof sheathing; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept sound condition, good repair, and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; unsafe conditions on exterior of building; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; deck, porch and/or patio flooring rotten or in disrepair; and ceiling contains holes, rotten, and/or in disrepair.

Inspector Rustan stated that the owner has not returned any of his calls. Inspector Rustan stated that this property is very unsafe.

Mr. Brown made a motion to uphold the inspector, seconded by Chair Isakoff. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe, and Brown Nays: None)

Ms. Fleshman stated that the property involved in this matter is located at **1919 White Street** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

29. 1412 Woodbriar Ave. (Parcel #0044168) Latoya Coltrane, Benjamin Coltrane, and Catherine Walker, Owners. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Demolish.** Inspector Logan Rustan (**UPHELD**)

Jarod LaRue stated that the initial inspection was on December 28, 2018 and the hearing was on January 22, 2019. The Order was issued on January 23, 2019 and expired on February 22, 2019. The property did not have to be secured. There are children in the area, but no school nearby. There is no history of police complaints. Staff is requesting an Order to Demolish.

Counsel Pressa asked Inspector Rustan if the video that was shown depicted the actual properties? Inspector Rustan stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector Rustan stated that it was inspected on January 3, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector Rustan stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector Rustan stated that there was. Inspector Rustan was then asked to read the violations into the record. The violations are as follows: Electrical equipment needs to be properly installed and maintained; power not on at time of inspection; doors difficult to operate; inoperable smoke detectors; unclean and unsanitary floors, ceilings, and/or walls; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; structural members rotten or deteriorated; unsafe condition on the interior or the structure; all exterior doors and door frames shall be kept in sound condition, good repair, and be weathertight; replace missing or damaged glass; all windows and window frames shall be kept in sound condition, good repair and be weathertight; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; foundation walls shall be maintained plumb and free from cracks, holes, or structural defects; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; and roof coverings and flashing shall be sound and have no defects that would admit rain to penetrate.

Inspector Rustan stated that no permits have been pulled on this. Inspector Rustan stated that he has left messages for the owner and they never gotten back in touch with him. Inspector LaRue stated that he

had spoken with the owners right after the fire happened and Inspector LaRue could never get anybody to come out to the property and it had to be secured.

Mr. Brown made a motion to uphold the inspector, seconded by Ms. Cannon. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe and Brown Nays: None).

Ms. Fleshman stated that the property involved in this matter is located at **1412 Woodbriar Avenue** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is more than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

31. 613 Blair St. (Parcel #0006963) Kevin Deane Edmonds, Owner. In the Matter of Order to Repair, Alter, or Improve Structure. **Requesting an Order to Repair.** Inspector Jarod LaRue. **(UPHELD)**

Jarod LaRue stated that the initial inspection was on July 19, 2018 and the hearing was on September 18, 2018. The Order was issued on September 20, 2018 and expired on March 19, 2019. The property did not have to be secured. There are children in the area and a school nearby. There is no history of police complaints. Staff is requesting an Order to Repair.

Counsel Pressa asked Inspector LaRue if the video that was shown depicted the actual properties? Inspector LaRue stated that it did. Counsel Pressa then asked if all parties of interest were notified of the hearing? Jarod LaRue stated that they were. Counsel Pressa then asked when the property was last inspected? Inspector LaRue stated that it was inspected on January 2, 2020. Counsel Pressa then asked if this was a duplex or apartment? Inspector LaRue stated that it was not. Counsel Pressa asked if there were more than five (5) minor violations or at least one (1) major violation? Inspector LaRue stated that there was. Inspector LaRue was then asked to read the violations into the record. The violations are as follows: Cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; doors are difficult to operate; carbon monoxide detector; heat not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; plumbing fixtures stopped up or clogged; all peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered; all cracked or loose plaster, decayed wood or other defective surface conditions shall be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; all exterior doors and door frames shall be kept in sound condition, good repair and be weathertight; doors providing access to a dwelling unit or a leased rooming unit shall be equipped with a deadbolt lock designed to readily operable from the interior, without the use of keys or special effort; all windows shall be easily operable and capable of being held in position by window hardware; all exterior surfaces shall be maintained in good condition and shall be protected from decay by means of paint or other protective covering; exterior walls shall be free of holes, breaks and loose or rotting materials; roof drains, gutters, and downspouts, if provided, shall be maintained in good repair and free of obstruction; roof coverings and flashing shall be sound and have no defects that would

admit rain to penetrate; all stairs, landings, balconies, porches, decks, ramps, or other walking surfaces more than 30” about floor or grade level shall have guardrails; buildings are required to have approved address numbers in a position plainly visible from the street; steps are rotten or in disrepair; and ceiling contains holes, rotten and/or in disrepair.

Ms. Fleshman asked Inspector LaRue if he had heard from the owner? Inspector LaRue stated that he played phone tag with the owner. Mark Wayman stated that he had spoken with the owner and the owner indicated he wanted to demolish the property. Mark Wayman stated that he gave him that same story at least a year ago.

Mr. Brown made a motion to uphold the inspector, seconded by Ms. Cannon. The Board voted 7-0 in favor of the motion (Ayes: Cannon, Fleshman, Biggerstaff, Isakoff, Young, Lamothe and Brown Nays: None).

Ms. Fleshman stated that the property involved in this matter is located at **613 Blair Street** Greensboro, North Carolina. The property owners and all parties interested in said property have been properly served with all Complaints, Notices, and Orders issued in this matter of compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards and the cost of repair of said violations is less than 50% of the value of the structure. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of facts, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects. Therefore, it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is **upheld on this 9th day of January 2020**.

OTHER BUSINESS:

None

ADJOURNMENT

There being no further business before the Commission, the meeting adjourned at 5:04 p.m.

Respectfully submitted,

Peter Isakoff
Chairman, City of Greensboro Minimum Housing Standards Commission

PI: pr/jd